

The City of Adel



Chapter 5 - Corridor Plan

Prepared February 2009 by:





CHAPTER 5 Highway 6 Corridor Plan

A primary focus of the comprehensive plan update is to define and guide development of property along U.S. Highway 6 from Adel to the vicinity of County Road R-16. The City of Adel plans to pursue and accommodate voluntary annexation through this area, since it is identified as the highest priority and highest demand growth area for the city. The Highway 6 corridor affects the East Growth Area and the Highway 6 Business District as discussed in CHAPTER 4.

Guided land use planning within this corridor will not permit continuous “strip development” along the corridor. Instead, commercial areas are interspersed between residential and green space areas, as illustrated in general terms on **FIGURE 6** and **FIGURE 8**.

Access to U.S. Highway 6 will be limited to public street intersections at intervals of $\frac{1}{4}$ mile or more wherever possible. Street or driveway spacing of less than 600 feet will be strongly discouraged. Adjacent development will be required to gain access from the intersecting streets, or from a new street system parallel to highway 6, but located BEHIND developed buildings.

Development within this corridor will be encouraged to comply with the densities identified for the applicable growth areas in CHAPTER 4 of this study, to maximize utilization of public infrastructure investments and to comply with the long-term vision for this area of the city. Additional development standards for this area, applicable to building materials, setbacks, landscaping, and other features, may be developed through an anticipated update to Adel’s zoning code.

In support of voluntary annexation in this area, the City of Adel intends to develop sanitary sewer service through a combination of a trunk line along highway 6, connecting to the city’s existing lagoon system west of the river via a pump station and force main system; and through connections to the existing lagoon system in the Ortonville Business Park. Toward that end, the City of Adel will coordinate with Dallas County to obtain access to their lagoon system. Potable water service to this expansion area for the city will either be provided by an extension from Adel’s system, or through service from the nearby rural water system. Additional details for the utility systems is provided in the 2007 *Adel Infrastructure Study*.

Highway 6 Corridor / Annexation Plan



Legend

Transportation	
	Proposed Roads
Trail	
	Proposed
	Existing
	Waukee Proposed Annexation
Zoning	
	Agricultural
	Residential (Single Family)
	Residential (Medium Density)
	Residential (High Density)
	Residential (Very High Density)
	Public / Community
	Park / Open Space
	Commercial (Community)
	Commercial (Local)
	Industrial (General)
	Industrial (Light)
	Flood Plain (100/25 Yr)

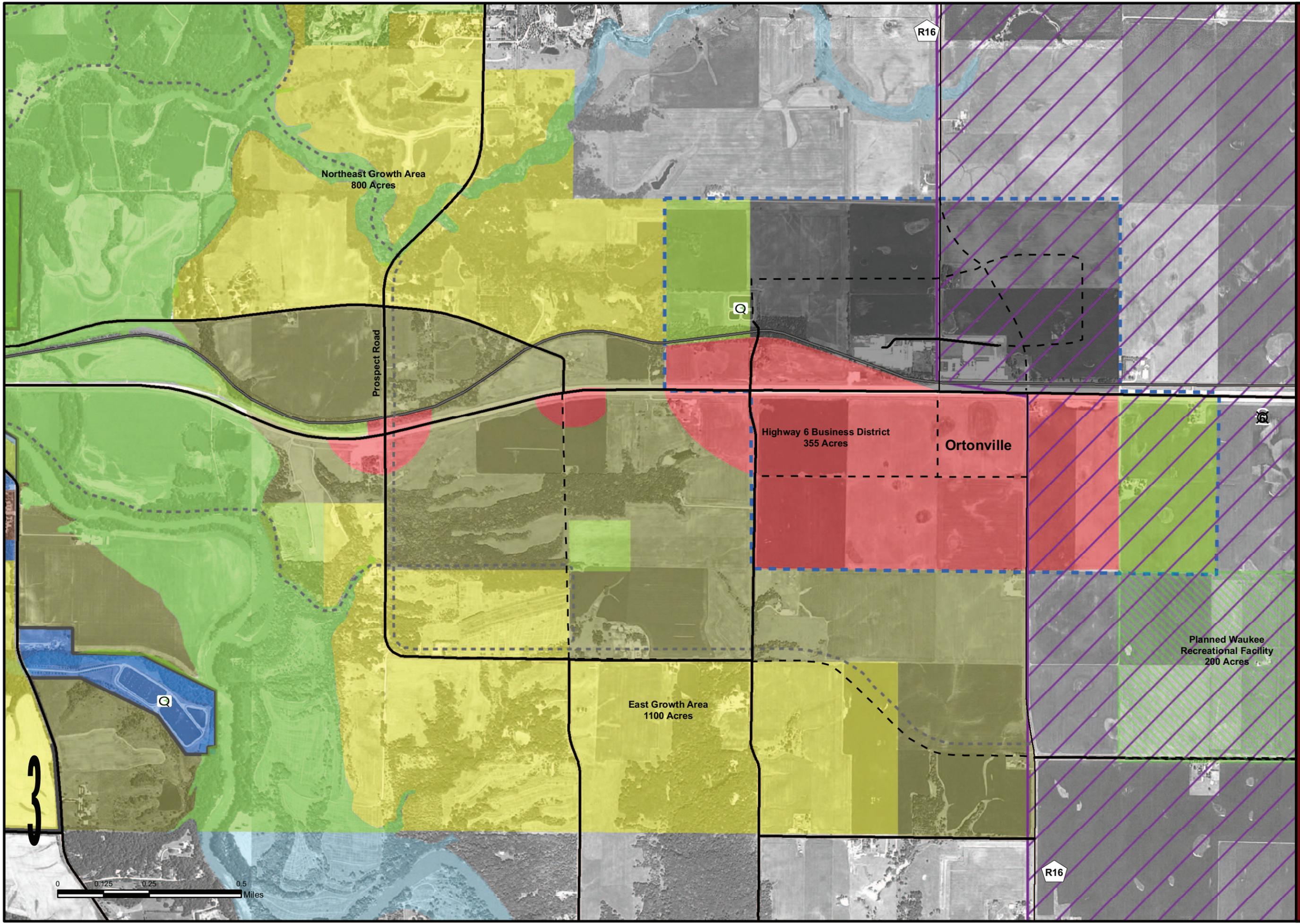


Figure 8